

MAJOR CHALLENGES AND THREATS OF CONTEMPORARY POLISH HOUSING POLICY

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THE IMPLEMENTATION OF PROPER HOUSING POLICY IN POLAND
IS ONE OF THE MOST IMPORTANT CHALLENGES
RELATED TO THE CONTEMPORARY SIGNIFICANT
ECONOMIC DEVELOPMENT OF THE COUNTRY

CURRENT INCREASE IN GROSS DOMESTIC PRODUCT
IN POLAND : 4,6%

HOWEVER

This development is combined with many
basic problems and important challenges.

AMONG THEM...

NEED FOR ADDITIONAL DWELLINGS

- **average number of dwellings per 1000 inhabitants (2017):**
 - IN POLAND – 360** (375 in 2018)
 - EU AVERAGE – 487**

Country / EU (28)	Number of dwellings
EU-28 (average)	486,6
Bulgaria	551
Estonia	505
Latvia	499
Lithuania	456
Czech Republic	454
Hungary	445
Romania	432
Slovakia	360
Poland	360*

Source: Average number of dwelling per 1000 inhabitants, 2017 Housing Europe Revue, <http://www.housingeurope.eu/file/614/download>

*375 according to Central Statistical Office in Poland (GUS) 2018

- **average size of a dwelling (2012):**

-IN POLAND – 75,2 m²

-EU AVERAGE – 95,9m²

Country / EU (28)	Size(m ²)
EU-28 (average)	95,9
Slovakia	87,4
Czech Republic	78,0
Hungary	75,6
Poland	75,2
Bulgaria	73,0
Estonia	66,7
Lithuania	63,2
Latvia	62,5
Romania	43,9

Source: Average size of dwelling, 2012 EUROSTAT

http://appsso.eurostat.ec.europa.eu/nui/show.do?dataset=ilc_hcmh02&lang=en

- the statistical number of rooms per one person (2018):

-IN POLAND – 1.1

-EU AVERAGE – 1.6

	Total	Owner			Tenant		
		Total	House	Flat	Total	House	Flat
EU-28	1.6	1.7	1.8	1.5	1.5	1.6	1.5
Estonia	1.6	1.7	1.8	1.5	1.4	1.5	1.4
Czech	1.5	1.5	1.6	1.4	1.1	1.2	1.1
Lithuania	1.5	1.5	1.7	1.4	1.2	1.3	1.2
Bulgaria	1.2	1.2	1.3	1.1	0.8	0.7	0.8
Latvia	1.2	1.2	1.4	1.1	0.9	1.0	0.9
Hungary	1.2	1.2	1.2	1.2	0.9	0.8	1.0
Slovakia	1.1	1.2	1.3	1.0	0.8	0.9	0.9
Poland	1.1	1.1	1.2	1.0	0.8	0.9	0.8
Romania	1.0	1.1	1.1	0.9	0.6	0.7	0.6

Source: Average number of rooms per person by tenure status and type of dwelling, EUROSTAT Living conditions in Europe — 2018

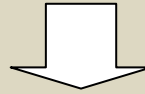
edition, <https://ec.europa.eu/eurostat/web/products-statistical-books/-/KS-DZ-18-001>

- the overcrowding rate (2016):
 - IN POLAND – 40.7% of people live in overcrowded dwellings
 - EU AVERAGE – 16.6% of people live in overcrowded dwellings

Country / EU (28)	Percentage rate of people living in overcrowded dwellings
EU-28 (average)	16,6
Estonia	13,4
Czech Republic	17,9
Lithuania	23,7
Slovakia	37,9
Hungary	40,4
Poland	40,7
Bulgaria	42.5
Latvia	43.2
Romania	48.4

Source: The overcrowding rate, 2016 EUROSTAT

https://ec.europa.eu/eurostat/statistics-explained/index.php/Housing_statistics#Housing_affordability



European and Polish statistics clearly indicate a significant shortage of dwellings, depending on estimation:

ESTIMATED DEFICIT

The number of dwellings needed to reach the average value of the **overcrowding rate in UE – 28** (calculations of 2016):

2,6 - 3,3 million

The number of dwellings needed to reach the average value of the number of **people living in a single dwelling in UE – 28** (calculations of 2016):

2,3 - 3,0 million

The number of dwellings needed to reach the **average size (m2) of dwellings in UE – 28** (calculations of 2016):

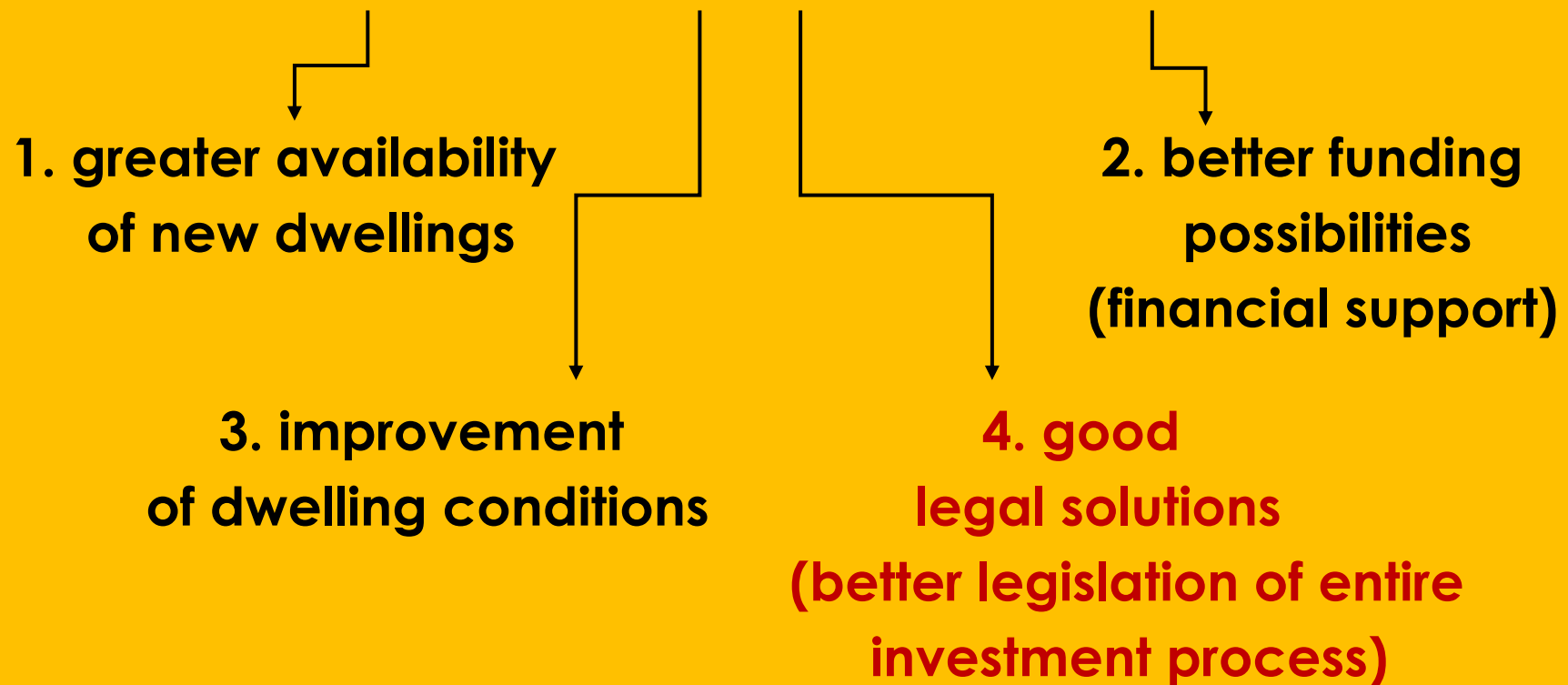
2,4 - 2,9 million

Source: Heritage Real Estate Think Tank, November 2018

POLISH GOVERNMENT NATIONAL HOUSING PROGRAM (NHP)

– RESPONSE TO THE NEED FOR ADDITIONAL DWELLINGS 2016,

MAJOR PRIORITIES OF THE NHP PROGRAM :



HOW TO ACHIEVE PRIORITIES?

program DWELLING+ (cheaper dwellings for rent)

BASIC PRINCIPLES:

- Creation of a **NATIONAL LAND RESOURCES** (NLR) managed by the **NLR OPERATOR** (NLRO), obtaining lands:
 - owned previously by the state or state – owned co.,
 - local municipalities,
 - or by purchasing lands from third (private) parties.
- **NLRO organizes tenders** to choose a private company responsible to build and rent new dwellings on NLR
- Program addressed mainly to:
 - PEOPLE WITH LOW INCOME & LOW CREDITWORTHINESS,**
 - WITH KIDS,**
 - HANDICAPPED.**

- Important role of Local Municipalities

- Locally they are **the hosts of DWELLING +**,
- They **may initiate program**,
- **They set the detail recruitment criteria** for those interested in participating in the program Dwelling +,
- **They issue the administrative decision on subsidies** to those who are chosen from the group of eligible.

- People participating in the program have two options :

- rent only (cheaper option),
- rent and become the owner within 15-30 years.
(more expensive option)

- Government subsidies program with the amount of **3 BILLION ZŁ/YEAR (700 MILLION €/YEAR) TO GUARANTEE CHEAPER RENTS**

- **MAXIMUM VALUE OF RENT TO BE ESTABLISHED BY LAW** every year

STATUS OF PROPOSED BY THE PROGRAM CHANGES IN LEGISLATION TO ACHIEVE PRIORITIES, (concerning investment process in Poland)

- SPECIAL LAW TO SPEED UP INVESTMENT PROCESS OF DWELLING +
(allowing to disregard some provisions of spatial planning act)** ✓
- LAW CONCERNING PREPARATION OF NATIONAL LAND RESOURCES
(along with National Land Resources Operator)** ✓
- LAW CONCERNING FINANCIAL SUPPORT** ✓

HOWEVER

**-NEW LAW CONCERNING SPATIAL PLANNING,
BUILDING INVESTMENT PROCESS AND PROTECTION OF SPATIAL ORDER**

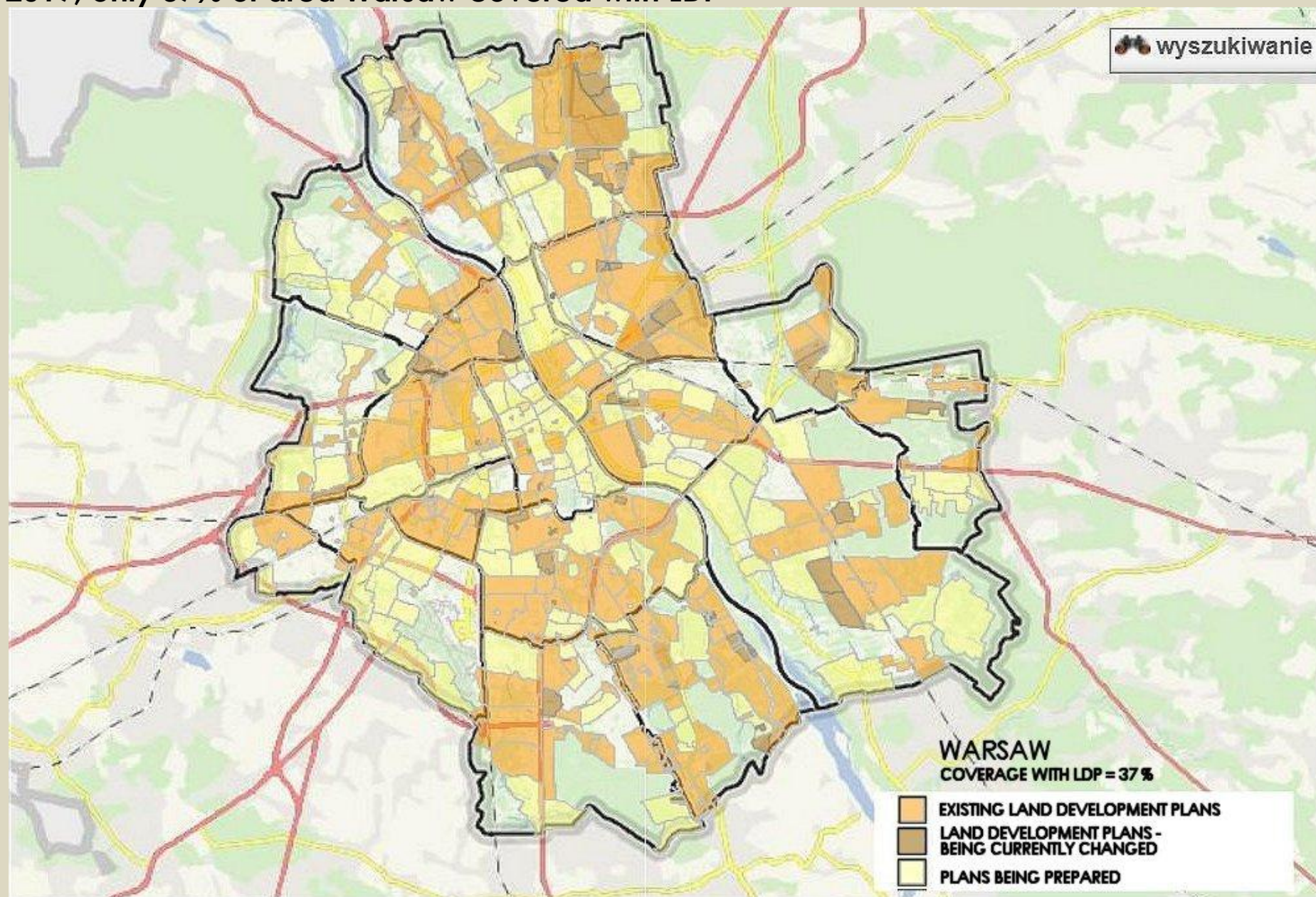


RESULT...
**...HUGE PROBLEM WITH PRESENT LEGISLATION
CONCERNING PRESERVATION OF SPATIAL ORDER**

... much too liberal approach to planning...

- **(since 2003) MUNICIPALITIES HAVE NO OBLIGATION TO PREPARE LAND DEVELOPMENT PLANS (LDP)**
- **PLANS DO NOT COVER ENTIRE AREA OF POLISH MUNICIPALITIES**
LDP cover only ca. 30% of the area of Poland
- **INSTEAD – “WZ” ADMINISTRATIVE DECISION IS BEING USED**
– WEAK & SUBJECTIVE TOOL:
FORM OF PLANNING PERMIT - ISSUED BY MUNICIPALITY ON THE BASIS OF
A SUBJECTIVE ANALYSIS OF THE SURROUNDING AREA
ALLOWING TO BUILD MOSTLY ANYTHING ANYWHERE

2019, only 37% of area Warsaw covered with LDP



**Brzesko 40 km east of Krakow Krakow: too general provisions of the LDP
- chaos of newly erected low density housing development**



**Lipnica Dolna, 70 km south - east of Krakow:
lack of LDP - uneconomical land use - disperse of buildings generating unnecessary costs
of required infrastructure...**



Bucze, 50 km east of Krakow:

too general provisions of the LDP, but also plan provisions disregarded by investors (with no consequences) – total chaos concerning roof colors and type of materials



**Kościerzyna, 70 km south-east of Gdańsk:
too liberal provisions concerning architectural detail....**



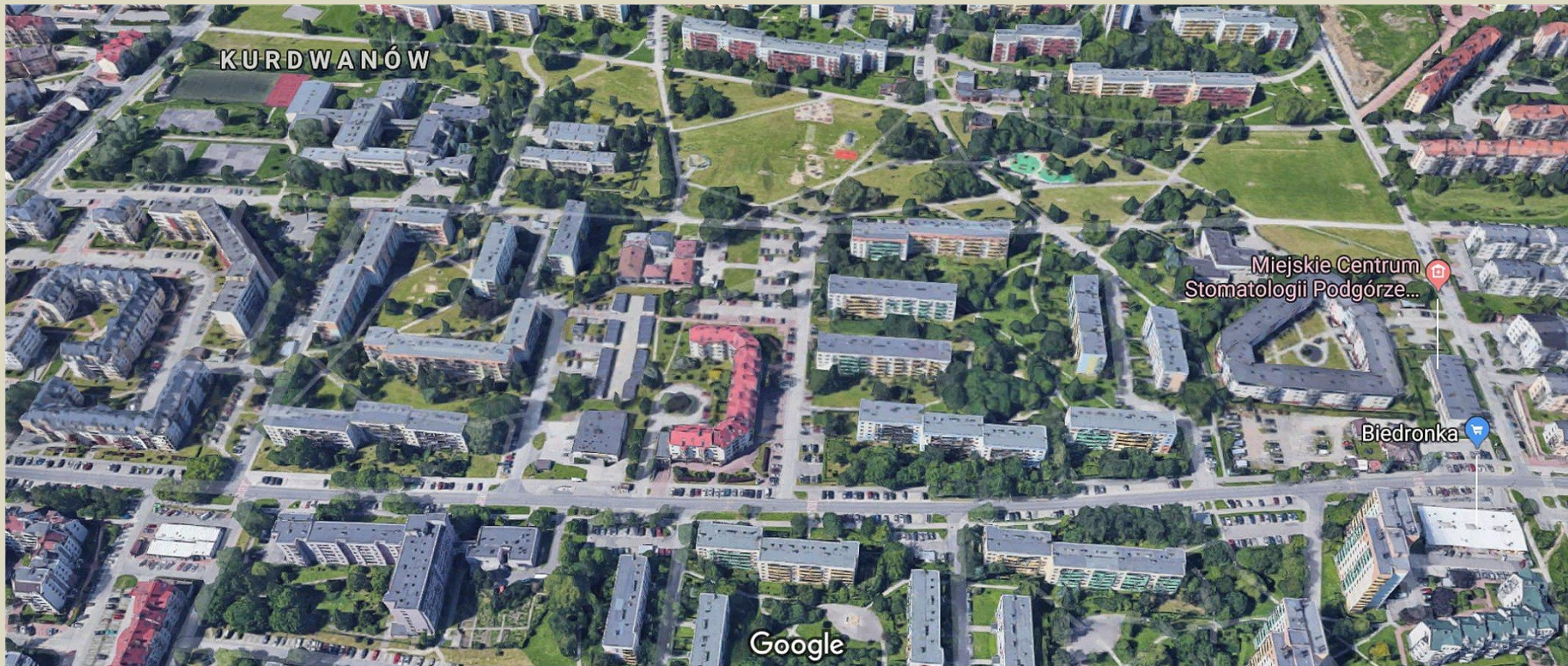
Kobierzyńska street – south part of Kraków:
too liberal provisions concerning shape, form and function....



....total marginalization of the importance of urban design and urban composition in Polish spatial planning.

Kurdwanów housing estate – south part of Kraków:

lack of LDP, result of commonly issued WZ – admin. decision (form of planning permit)



(SOURCE: Google earth, Google maps 2019)

**IF IN THE NEAR FUTURE
POLAND WILL NOT SOLVE ITS PROBLEMS
WITH WEAK SPATIAL PLANNING SYSTEM
THAN**

**EXPECTED CONSTRUCTION OF ADDITIONAL
2 - 3 MILLION NEW DWELLINGS
WILL (with great probability) DEMOLISH FOR YEARS
DREAM OF SPATIAL ORDER**

THANK YOU